

AFFORDABLE HOUSING COMMITTEE
MINUTES OF MARCH 24, 2004
TADMUCK COMMUNITY CENTER
7:15 A.M.

Members Present: Christopher A. Romeo (Chair), Scott Hazleton, Andrea P. Sweet, Mary Trubey, Douglas Deschenes, Elaine Nickerson Absent: Ann Eno, Carl Lyman, Jim Silva, Diane Holmes, Lauren Coffey, Bruce Caldwell Non voting members present: Chris Pude, Norman Khumalo, Jennifer Burke

Affordable Housing Plan:

Mr. Romeo indicated that he had forwarded the plan to Sam Frank and the Board of Selectmen. Ms. Peraner-Sweet noted that she had some minor changes, which she will forward to Ms. Burke. The presentation to the Selectmen will be on April 13, 2004. On a motion by Mr. Deschenes, seconded by Ms. Trubey the Committee voted unanimously to authorize Ms. Peraner-Sweet and Ms. Nickerson to make the presentation to the Board of Selectmen.

Community Preservation Committee:

Ms. Pude updated the Committee on her meeting with the CPC. She updated them on existing projects using CPC funds. The CPC indicated that they wanted to see two specific projects apply for money this year including funds to rehab 52 Beaver Brook Road. Even though the ownership status will not be clear until September they would like an application in May. The CPC also mention Town Farm. They would like that developed as a joint housing/historical project. Ken Tebbets has been working on putting together money for this project. Mr. Romeo said that the AHC should take the lead on this. It is unclear however if the school department will relinquish the property.

The Village at Stone Ridge:

Ms. Pude read a letter from Howard Hall indicating that they have been unable to sell one of the "Westfordable" units. The unit is priced at \$285,000 and should sell to someone making 120% of the median area income. Mr. Deschenes explained that there were no guidelines as to what to do if the units will not sell. It was suggested that maybe the Town buy it down. Ms. Pude indicated that there is not enough money. Mr. Deschenes suggested that he speak with Mr. Hall about possibly swapping this higher end unit with a smaller unit that the Town could buy down.

Mr. Romeo thinks the idea of a swap would be good but reminded everyone that it is not the Town's responsibility to find a buyer and he might be inclined to require additional lotteries until a buyer is found. Mr. Deschenes indicated that they have done multiple lotteries and offered the unit to the whole pool of candidates. It seems a swap would work out best for everyone.

Mr. Khumalo suggested swapping the “Westfordable” unit for a true affordable unit so that it may be counted in the Town's inventory. He thought that if that happened the Planning Board could amend their decision to include the higher affordable percentage.

LIP Units Only:

Mr. Romeo asked about counting the units a Stone Ridge and Tall Pines. Mr. Deschenes said that he would have the information together by the next meeting.

Meeting Dates:

The next meeting will be April 7, 2004 at 7:15 a.m.

Meeting adjourned at 8:30 a.m.